

48-160-6  
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## WARRANTY DEED

Know All Men By These Presents

007261

NO TRANSFER  
TAX PAID

That we, **George Roderigue and Jeannette L. Roderigue** (inadvertently spelled in previous deed as Jeanette L. Roderigue) of Winslow, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Jeannette L. Roderigue** of Winslow, County of Kennebec and State of Maine, and whose mailing address is RR 3, Box 1400, Winslow, ME 04901, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Jeannette L. Roderigue, her heirs and assigns forever,

A certain lot or parcel of land, located in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Unit #6 SECOND FLOOR LEVEL, on the right front of the building known as Pleasantdale Condominium which unit is more fully described in Section IV of the Declaration of Pleasantdale Condominium Associates dated March 3, 1977, and recorded in the Kennebec County Registry of Deeds in Book 1979 Page 66 and an Amendment to Declaration of Condominium dated May 9, 1977, recorded in the Kennebec County Registry of Deeds in Book 1999, Page 108, and a further Amendment dated March 15, 1983, and recorded in said Registry in Book 2547, Page 222, and a further Amendment dated October 20, 1997, and recorded in said Registry in Book 5485, Page 211, and also as described in a certain Plan of Pleasantdale Condominiums dated March 3, 1977, and recorded in the Kennebec County Registry of Deeds in File No. B-77022 through 77026, and a Plan entitled "Amended Floor Boundary Plans (Units 4, 5, 8 & 9)" dated October 9, 1997 and recorded in said Registry in File No. E-97243, to which reference may be had for a more particular description; together with a one-ninth (1/9th) equal and undivided portion of common elements and/or common property as defined in Section V of said Declaration and also a one-ninth (1/9th) equal and undivided fee in a certain parcel of land situated on the westerly side of Pleasant Street in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Commencing at an iron rod at the northeast corner of land formerly of J. C. Fuller; thence westerly on the northerly line of land formerly of said Fuller and in the same line continued on the north side of land formerly of Mrs. Augusta A. Perkins, about four hundred nine and one-half (409.5) feet; to land formerly owned by George F. Gilman; thence northerly on the easterly side of said Gilman's land to land formerly of Dr. Paul R. Baird; thence easterly on said Baird's south line about three hundred eighty-three and one-fourth (383.25) feet, to Pleasant Street; thence southerly on Pleasant Street about ninety-six and three-tenths (96.3) feet to the point of beginning.

Any and all rights, easements, privileges, appurtenances, and common elements are hereby conveyed.

Pleasantdale Condominium and the Unit conveyed herein is governed by the above referenced Declaration of Condominium and Amendments to Declaration of Condominium which are incorporated herein by reference and also the By-Laws of Pleasantdale Condominium Associates, a Maine nonstock corporation which By-Laws are recorded in the Kennebec County Registry of Deeds in Book 1979 Page 57, and an amendment to said By-Laws recorded in the Kennebec County Registry of Deeds in Book 1999 Page 113.

For Grantors' source of title, reference is made to the Warranty Deed from Elizabeth F. Sweeney to Grantors dated November 9, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3650, Page 129.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Jeannette L. Roderigue, her heirs and assigns, to her and her use and behoof forever.

AND we do COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said George Roderigue and Jeannette L. Roderigue have hereunto set our hands and seals this 30th day of March, 1998.

Signed, Sealed and Delivered  
in the presence of

William P. Dubord  
Witness

George Roderigue  
George Roderigue

William P. Dubord  
Witness

Jeannette L. Roderigue  
Jeannette L. Roderigue

STATE OF MAINE  
County of Kennebec, ss.

Dated: March 30, 1998.

Personally appeared before me on the day and year aforesaid the above-named, George Roderigue and Jeannette L. Roderigue, and acknowledged that the foregoing instrument to be their free act and deed.

Before me,

William P. Dubord  
William P. Dubord, Notary Public  
My commission expires: 6/26/2001



RECEIVED KENNEBEC SS.

1998 APR -2 AM 9:00

ATTEST: Theresa B. [Signature]  
REGISTER OF DEEDS